

TO LET

1,330 - 6,094 Sq.Ft. (123.56 - 566.13 Sq.M.)



Abbey & Priory House, Chapel Street, Marlow, SL7 1DD

MODERN TOWN CENTRE OFFICES

- Newly Decorated & Carpeted Throughout
- Two Private Ground Floor Entrances
- Modern Open-Plan Accommodation
- Air-Cooling
- Undercroft Car Parking with Remote Shutter



Marlow
01628 771221

ABBEY & PRIORY HOUSE, CHAPEL STREET, MARLOW, SL7 1DD

Location

Marlow is an attractive Thameside town with easy access via the A404(M) to M40 (J4) and M4 (J8/9).

The property is situated in a prominent position, within the centre of Marlow, on junction of Chapel Street and Liston Road, within easy access to various national and independent shops, banks and restaurants, as well as in close proximity to Liston Street open air pay and display car park, whilst being within easy walking distance of three further open air car parks.

Description

Abbey & Priory House were developed at the same time and are linked internally with the intention of being occupied by a single business, but with the flexibility of being split into floor-by-floor lettings if required.

The accommodation is configured over three-floors with private ground floor entrances to both Abbey & Priory House. The accommodation offers modern open-plan workspace, with excellent levels of natural light throughout, the second floor in particular has feature windows and large skylights, offering a unique working environment.

Both building have undergone light refurbishment to include new suspended ceiling tiles with new recessed LED lighting, new decoration and carpeting throughout, and the accommodation further benefits from air-cooling throughout.

Externally the property has private gated car parking for 6 cars.

Accommodation

	Sq.Ft.	Sq.M.
Priory House Second Floor	1,330	UNDER OFFER
Priory House First Floor	1,558	144.74
Priory House Ground Floor	229	21.27
Abbey House Second Floor	1,129	104.88
Abbey House First Floor	1,334	123.93
Abbey House Ground Floor	514	47.75
TOTAL (NIA)	6,094	566.13

Rent

£16.00 Per Sq.Ft.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

Available as a whole, or in part, by way of a new effective full repairing and insuring lease(s) direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

If the property is to be split a small service charge will need to be created for the management of the external elevations and car parking below.

Suites are available from 1,330sq.ft. upto 6,094sq.ft (total).

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the prospective tenant to provide various documentation, such as identification, before the letting can progress of which there is an affiliated charge.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

The Property IS elected to pay VAT

Energy Performance Rating

D-89

Viewing Arrangements:

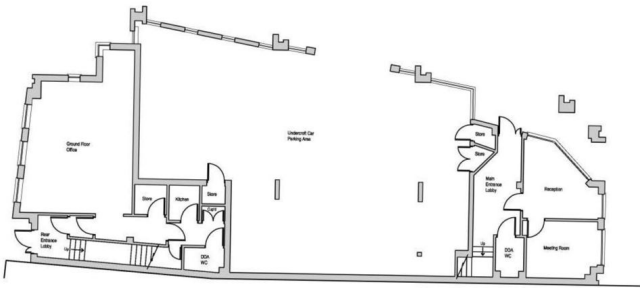
By appointment with sole marketing agents Kempton Carr Croft.



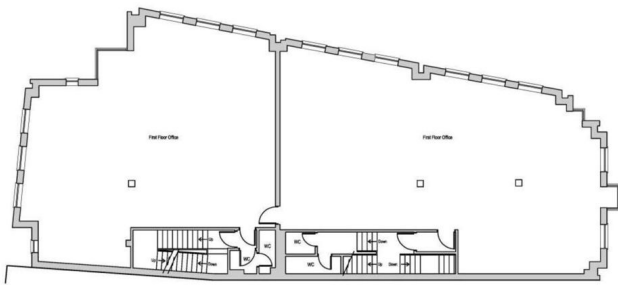
Mitchell Brooks
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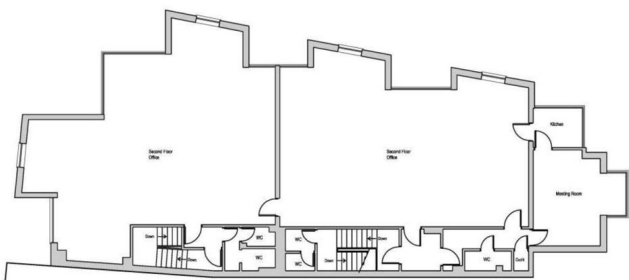
Alfie Green
07435 610202
alfie.green@properties.kemptoncarr.co.uk



Existing Ground Floor Plan
 N.B. For identification purposes only



Existing First Floor Plan
 N.B. For identification purposes only



Existing Second Floor Plan
 N.B. For identification purposes only

